

Online Comments on Infrastructure - Consultation 3

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Plan Comment

650 Fantastic to see the very hard work and the detail in the Plan - very well done! I would however link to see greater linkage to/clarity on various items is needed: The housing need: This may fall on deaf ears - but the WNDP needs push back on the housing requirement and its appropriateness for Watlington - are we clear there is a local need for the minimum requirements? Also what is the upper limit the plan accommodates? Development of the school - the plans for the Primary and Secondary school are unclear noting 'provide land for the future expansion of Watlington Primary School or Icknield Community College'. Understanding how will these be developed (capacity and road access) is central. In the absence of agreement with the LEA (?) of future development plans the impact of development is difficult to gauge. Future implications of, and alignment with/links to Pryton – although highlighted as outside of the plan I would still seek to 'agree' with Pryton PC how development of Pryton 1 and 2 might happen and argue with SODC that these are 'de facto' part of Watlington and should be considered in Watlington's allocation. This may open up opportunities perhaps for large Hill Road style houses around the Cricket Green and a new access to the School etc. Without bringing this into the development of plan its difficult to see how the entity of 'Watlington' can be appropriately considered. Greater clarity on the quantum and priority for the CIL: The CIL can make a difference to place making if used well of course and there are lots of good ideas in the plan. But I would suggest not using the CIL for previously explored and unjustified developments – e.g. the swimming pool - that would probably be best be delivered through an alternative vehicle. For example an expansion of Icknield School to include a pool, a swimming pool on its own and minor improvements to the sport facilities would be poor use of money and best achieved through a separate multi-agency (school or private funding lead) initiative (if sufficient momentum exists).

671 Addition of Swimming Pool / Sports Club / Gym / Squash Club would be important to the school and community as the town grows in population

674 Again similar policies particularly in respect of super fast broadband need to apply to the villages e.g Northend. Mobile phone connectivity is also very poor in the locality.

676 Again, I'm in support but the social infrastructure of the town will only be protected if people can access the village centre and that then has a self fulfilling impact because if people can access they'll spend money and shops will survive.

678 Agree with all proposals - especially the swimming pool and other sports / recreational facilities.

690 Although I would like to understand how the schools will manage with the closure of the church nursery already

696 An important issue but where are the additional facilities for schooling and the medical care needed in an aging community?

- 710 As I've already said, I'd rather there were no new houses in Watlington: the current infrastructure copes with the number of residents we have; any more and I don't see this being viable.
- 728 Consideration for more local shops into new development areas. Nothing is mentioned about provision for medical services, schools and amenities, please consider these,
- 729 Consideration should be made of an adequate cycle route to Junction 6 of the M40 and Chinnor perhaps along the line of the old railway. This would be used by commuters, and could alleviate the parking along the B4009 at Lewknor, a problem which will grow with any new housing development and the prospect of more commuters.
- 730 Continue to support more working from home initiatives, the development of the school (with a sixth form) and more communal sports facilities.
- 731 Cycle way on old railway track to Lewknor? IMO Watlington has good local sport facilities and community buildings
The blocking by the pressure group over the old Church Hall development is a complete disgrace
- 735 Does 6b include additional school places, doctors, dentists?
- 739 Ensure Chinnor to Oxford bus serves existing town centre
- 748 For me Watlington is remarkable for the network of alleyways joining the town allowing safe, traffic free travel around the town. These are not only short cuts to clubs, schools and friends, but enable children to cycle and walk around town without braving the busy roads with frustrated drivers trying to get past all the parked cars.
- 750 Further development of the recreation ground, building on the success of the football seems a great idea. But please no standalone sports halls (i.e. I would support expansion of the hall at the recreation ground or at a redeveloped school site but not the development of hall elsewhere in watlington).
- 754 Generally we are in support of the WNDP Document. We would like to make the following observations. We find it difficult to believe that we need to provide 40% as Affordable Housing in every site. This percentage is too high. Our view is that there has been confusion locally as to what constitutes Affordable housing and that many people have been unaware that this is in fact Social Housing that will be available for people outside of Watlington. Overall if we have to have 240 houses minimum we think the sites specified are the best choices. However we think it is imperative there is an alternative route built quickly. We are also concerned at what development is planned for the infra-structure of Schools, Doctors, Car parking, shops etc. Although there is recognition for development of these services in the WNDP there are no specifics as to where or how the development of services can happen and our concern is that we will get the houses and extra people and no development of services or roads.
- 763 I agree more infrastructure will be needed eg expansion of schools, GP surgery, car parking, increased ability to get to western side of town by pedestrians and bikes. A swimming pool would be great - how does this fit with the expansion of Chalgrove, would chalgrove claim any possible swimming pool or could we have it in watlington?

774 I am concerned about the infra structure in Watlington. We have a reducing number of shops and consideration of school places , Drs appointments needs to happen. However I would not object.

786 I can't see anything in the plan that specifies support to the increased requirement for doctors' services and provision of school places.

790 I don't think it addresses what new businesses really need, which is fundamentally faster broadband speeds

791 I don't to be honest see much evidence of this. Only Side A mentions providing spaces for workshops and small businesses and it says "small number". This is absolutely critical to future proof employment etc. and is increasing in popularity - this is the now, not just the future.

799 I have no understanding how building a major road and houses will increase employment in the area. Faster connections will make it easier to drive to larger towns where major companies are based. Watlington becomes more and more of a commuter town each year as can be seen from the closure of the bank and post office etc. The slow internet, unreliable electricity and minimal public transport of Watlington does not help

800 I haven't noted a safe bike/pedestrian friendly route to Lewknor in this version yet in one of the traffic appendixes there was provision for such. This definitely gets my support given how dangerous this route is.

817 I would like to see a new all-weather sports pitch.

829 In general terms, the housing growth proposed is supported as this corresponds with the emerging settlement hierarchy that is being advocated by South Oxfordshire District Council. In relation to PYR1, it is appreciated that this will be delivered through the Pyrton Plan, but any development on the site in question will relate to Watlington given its proximity to the settlement. In this regard, it is considered that the site has the opportunity to accommodate additional housing numbers that are akin to Watlington's larger village status as identified by South Oxfordshire. Moreover, as a brownfield site, every effort should be made to ensure that the best use is made of the land in question in order to meet the objectives of the recently published Housing White Paper. This encourages the re-use of brownfield land to provide new homes. The Government highlight that this would help protect the countryside and support economic growth. It also seeks for developers to make efficient use of such land and build at higher densities. This advice is also set out in paragraph 111 of the NPPF. As matters stand, a potential allocation of around 15 - 18 houses on the site represents a density of around 8 dwellings per hectare which is an extremely low. Redeveloping the site in question as envisaged is not realistic and will not be a commercially viable option. If the potential allocation remains at this level the site is unlikely to come forward which will have a detrimental effect on potential delivery of the relief road. Given the above, it is considered that the Watlington and Pyrton Neighbourhood Plans should take a more realistic approach to the redevelopment of PYR1, and that the plans are consistent and reflect of National Planning Guidance and the objectives associated with the redevelopment of brownfield sites.

851 It's impossible to say whether I support or object to your proposal as there isn't one. How exactly will development 'be expected to demonstrate how it contributes to...6a.-f.? To whom will this be demonstrated? Who is to approve, of what, and for whose benefit? Developers will do whatever they want once they get the green light - who will stop them? So, my question is: 6a-f. Whose responsibility?

858 More bus routes will mean fewer car journeys, this should be priority with SODC and Oxfordshire CC.

874 new/improved road infrastructure and junctions must be a pre-requisite to accommodate any new developments

877 No evidence that physical infrastructure would be improved, no details of improved sports facilities, the existing infrastructure could not cope with this level of houses.

880 No mention is made of school provision. The primary school is over-subscribed, the pre-school is, I believe, to close and there are limited places at the Icknield. What provision is to be made for additional school places?

887 On a minimal scale - we absolutely need to have the proper infrastructure in place.

897 Plans currently underestimate the provision of amenities required for between 400-700 new homes. As well as improved footpaths and cycleways, improved access to bridleways for horse riders should be included in any WNDP.

909 Providing the infrastructure can cope with it, and Traffic is reduced in Pyrton Lane.

918 Communities are actually in the best position to create a social infrastructure. It would happen with or without a policy.

920 Site A seems the logical site as it grows and links the town. The architecture for the development should be sympathetic to the area, with consideration of "green space". It would also go to support local businesses as more revenue would come from the increase in population. We would need to see investment in the local schools for the increase in capacity, I would suggest that a leisure centre connected to the school for public use would benefit all especially with artificial playing surfaces for sport it would create jobs and revenue for the town whilst maintaining a fit and healthy population. With the increase in population I would also suggest that there would need to be investment in public services, Health (surgery), Policing and fire service. We need to keep Watlington a "safe" environment to live in as there is a strong sense of community and identity.

929 South Oxfordshire is short of public transport and car usage should be managed not used to prevent development. People cannot all live in town centres and walk and cycle - they need to shop and commute and the car is the only practical way to do so

931 Still areas that need to be addressed. Schools are critical

941 Support public transport.

- 981 The provision of 400-700 homes required to pay for a substantial by-pass will dramatically affect the character of Watlington and necessitate significant extra amenities – schools, medical, shops, parking and transportation. In effect, Watlington increases in size by at least one third which will dramatically change the character (over a relatively short time frame - less than 10 years).
- 987 The scale of this plan in reality is far higher than the town can reasonably absorb. A maximum of 238 houses should be proposed (or lower).
- 990 The South Oxfordshire District Council Preferred Options Second Consultation allocates 238 housing units to Watlington. Policy 4 here suggests the number will be “a minimum of 238 in line with the South Oxfordshire District Council Preferred Options Second Consultation” but this clearly in contradiction with the Watlington Neighbourhood Plan Steering Committee Report to Watlington Parish Council of the 14th February 2017 and the discussions and decision of the meetings of the Full Parish Council held on the 14th February and 14th March 2017. In particular the decisions resolved unanimously were as follows: 1 Provision for an alternative route round the north and west of the town in the form of a re-aligned B4009. 2 A target of 400 new homes in the Watlington settlement area. SODC now seems to suggest that 400 are needed to fund the road, augmented by some public funding. 3 Proposals for traffic management to reduce the impact of traffic through the centre of Watlington and to improve air quality. This would indicate that Policy 4 has been prepared on inaccurate statistics. This is essentially dictated by the Homes & Communities Agency proposals for Chalgrove Airfield and the need to finance the proposed bypass. The Watlington Neighbourhood Development Plan should review the anticipated housing numbers and reduce this allocation in order that it can be serviced by the existing infrastructure facilities and road network. 400 new residential units in Watlington will represent an increase of one third on the number of existing households. This is unsustainable within the level of the existing infrastructure and facilities such as GP’s surgery and Watlington Hospital will be placed under unmanageable pressure.
- 991 The sports clubs are running out of green space, so any access to more recreational ground should be a factor in meetings with developers
- 1009 This could be helped by improved superfast broadband and MOBILE SIGNAL (text messages and calls to mobiles are important to be able to access and currently watlington is a bit of a black hole for mobile signal). It is good to see that there is some provision for employment workshops / shops etc in the proposed new housing sites. More parking would need to be thought about and included in the WNDP please/.
- 1011 This has to be got right for local people - pedestrians, cyclists and car drivers all need to be safe. Bus services need to be improved - this is critical to this and other policies.
- 1020 This needs to be addressed - we have to have the infrastructure to sustain this level of population increase

1023 This road will kill off business in the town centre as traffic will no longer be passing through as they will use the bypass instead. This has been clearly demonstrated with the closure of the High Street due to the D&G fire as it was like a ghost town during this period. It is great to hear that you will be providing more recreational space but who will maintenance this and administer its usage. There is always capital round to build these facilities but never enough money to run them on a day to day basis. The Sports Pavilion is a good example of this as the users cannot even arrange to keep the building clean without the Parish Council having to pay for it.

1031 Transport links are essential and need to be reflected in this increase of people, or the traffic will increase naturally though increase population. Services also need to be reflected of the increase of people.

1040 Watlington has excellent schooling and supporting facilities which can be expanded. These serve the town and surrounding area and have encouraged a good social structure. However current housing policies are turning the surrounding villages into restricted areas for young families and altering the social structure of these and preventing families who wish to live in villages and enjoy easy access to surrounding countryside without using cars to be able to do so. This should be addressed in the Neighbourhood plan.

1047 We are really concerned about the growth of facilities here. Schools, Doctors, Dentists, food shops all need to expand adequately enough to cope or it will detrimentally effect everyone's quality of life here. There is not enough for young people to do. Growth of sports facilities, clubs etc will be really important to the well being of particularly the young people in Watlington.

1049 We chose this town because at the time it has an Excellent OFSTED report. If the schools are not enhanced to handle the increased population then all of our children will be negatively effected.

1053 We firmly support traffic restrictions in the town centre and on Britwell Road. Also the widening of pavements as a safety necessity. We believe it is imperative to enhance the character of Watlington in the design of the new housing sites, but also that Watlington must be developed to provide necessary additional services to support the growth in people. The Town Centre should allow development of shops - the Co op is too small, too busy and poorly stocked to serve the current number of inhabitants.

1058 We have to ensure the local services can cope with the increased housing - schools and surgery.

1060 We must not allow more heavy traffic to pass through the town on their daily commute - the town CANNOT sustain this. I do believe that the town can grow in the number of houses and that this would benefit the local businesses however, the infrastructure needs to be addressed BEFORE building starts or it will never get built!

- 1067 We support the plan in principal but unresolved issues need to be addressed before new ones are created. The current traffic and air quality issues have been around for years and the current position by the council to slow traffic down through Couching street contributes towards poor air quality. The only solution would be to build a bypass or ring road irrespective of whether new houses are to be built. Road drainage, highway surfaces, broadband and public services have been neglected for years in Watlington and need repairing or replacing. Its the minimum the people of Watlington deserve and should get even before new housing or construction goes ahead. Even if these things were addressed, all infrastructure and public services would need to be installed prior to growing the economy and building new houses. We are all for improving the quality of life the people of Watlington but it shouldn't have to get worse before it gets better.
- 1072 We would need to see investment in the local schools for the increase in capacity, I would suggest that a leisure centre connected to the school for public use would benefit all especially with floodlit artificial playing surfaces for sport for all year round use it would create jobs and revenue for the town whilst maintaining a fit and healthy population. With the increase in population I would also suggest that there would need to be investment in public services, Health (surgery), Policing and fire service. We need to keep Watlington a "safe" environment to live in as there is a strong sense of community and identity.
- 1076 While supporting the plans for Watlington town we are concerned that the villages that lie within the Parish have not been included in the thinking and feel this is a lost opportunity. We hope that growth in Watlington will support or increase the provision of services such as the Surgery and the Library.
- 1077 While we agree that we need more housing where there is a deficit in the plan and more details are required are: 1) the need for a better road solution; 2) there is no limit to the number of houses; & 3) the need for added infrastructure such as schools, doctors etc. Finally we would like to see a commitment on the affordable housing which gives locals priority rather than people from outside Oxfordshire
- 1080 Whilst it would be nice to have wider pavements in the town, it may not be very practical. One of the nice things about Watlington is that if you wait for someone to pass on a narrow pavement or step off to pass them, they say "thank you", so I think I can live with narrow pavements.
- 1089 With reservations. All housing needs to focus on a mix and can only be provided once ALL public services are expanded to ensure the quality of life is not undermined by housing growth - as is the case in Henley eg: waiting 3 days to see a GP - unacceptable. The planners have a responsibility to the people to ensure those who currently live in Watlington do not suffer and degradation in living standards from the new homes. That means parling at the Lewknor junction and cycle paths.
- 1092 With the increase in housing - Medical, and Children Centre / Nursery facilities will NEED to be scaled up. I can see a small mention of this - but nothing that states this WILL happen?